Development Management – Delegated Officer Report **Date: 02/08/18**

Application Number	**AWDM/0970/18**
Address	**34 Southdown Road Shoreham-By-Sea West Sussex BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell 1no. Conifer and re-plant with different species within the Shoreham Conservation Area.**

Date of site visit: 22/05/18

Neighbours checked: Y
Additional neighbour notifications: N
Site notice: (wider publicity / conservation area): N

Proposal, Site and Surroundings

The application refers to a large Leylandii in the rear garden of the property that makes a limited contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to fell and replace the tree.

The reasons for the works are primarily in the interests of light issues and amenity value.

Consultations: None.

Representations: None received.

Relevant Planning History

1993: Extension to Shoreham-By-Sea Conservation Area designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Adur District Council on 23rd November 1993. This charge includes properties within the previously made Shoreham Conservation Area Designated May 1971

2010: Works to various trees in front and rear gardens (6 weeks prior notification of works to trees in a Conservation Area)

2012: Section 211 Notice under the Town and County Planning Act 1990 to fell 2 x Golden Marcocarpa, reduction works to Birch, Pittosporum, Holly and Yew (6 weeks prior notification of tree works in a Conservation Area.)

2013: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard two Lime trees in rear garden (within Shoreham-by-Sea Conservation Area).

2014: Section 211 Notice under the Town and Country Planning Act 1990 to remove the three lowest branches on the north side of one Pittosporum tree in the Shoreham Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard to points 1-1.2 metres below original points on two Lime trees G2, to remove root suckers of Pittosporum (in rear garden and Portuguese Laurel (in front garden) in the Shoreham Conservation Area

2018: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Yew tree and reduce height of one Bay tree, one Laurel tree, and two Pittosporum trees all by 2-3m and reduce height of one Leylandii tree by 40% all within the Shoreham Conservation Area.

Planning Assessment

The tree is a large mature Leylandii growing at the eastern end of the rear garden, near the centre of the eastern boundary, close to the boundary wall. It is not easily visible from the public road, but does make a contribution to the general amenity of the area. The tree has single stem to 1.2 metres, where it then divides into 4 to 5 large diameter scaffold stems and numerous smaller stems and laterals, some completely de-foliated. The main crown is dense and wide spread from 2 metres above ground level.

The proposed works are to fell and replace the tree. There was a recent approval to have the tree reduced by up to 40%. This work has not been carried out as it is considered by the applicant that such works would not sufficiently alleviate concerns about its size and spread, and may make more de-foliated wood visible. As the tree would not be considered for a Tree Preservation Order, and a replacement tree is to be provided, it is recommended that consent is given.

These works in my opinion would be relatively minor in relation to the number of the trees and as a replacement tree is to be planted, would not significantly affect the amenity or character of the Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 02/08/2018

Authorised by: Gary Peck Date: 6 August 2018